The substantial character of the improvement which has developed in the real estate market during the past month was established beyond a reasonable doubt by the brokerage news made public this week. The mid-winter holiday season is seldem productive of noteworthy business. the week's dealing comprised more than a dozen important transactions affecting clases of property and sections of the city that have long been dormant. The only apsome curtailment of activity in small profeedonal oper tions, which emphasized the more distinctly the cumulative nature of the new movement in large property.

It would be an overstatement to say that the market generally has felt the touch of revival. But the development of mobility unmistakable as regards that quarter of the town which lies between, say, Fifth and Seventh avenues, extending from Fourteenth, or more particularly Twenty-third street, to Fiftieth or Fift; -ninth. Property in this section has undergone little change during the decade that has elapsed since the last period of general prosperity in real setate. Meantime the northward migration of the residential centre and the increase of population have entirely altered the circumstances of the section in relation to retail trade and residential use. The transition of property, es pecially as as regards the longitudinal thoroughfares, has been retarded by the con-servatism of old-established business houses, which, while noting the gradual disappearance of the carriage trade from Fifth avenue and Broadway below Twenty-third street, have been undecided as to the new localities toward which the carriage trade would gravitate. However, experimental improvements made during the past two or three years have tedned to fix the character of neighbrhoods within the section, and the time has come when the old houses on its lower frontier must make selection of new business sites or alter their stocks to suit altered local conditions as to trade. It would serve no good purpose to go into particulars, but it is known that three well-known firms have recently entered upon negotiations looking to a removal.

In any event, the northward movement of the carriage trade is an established fact, and brokers and operators are acting on the conviction that the next few years will witness a constructional activity in the middle reaches of Fifth avenue, Broadway, Sith and Seventh avenues and intersecting streets similar in proportion to that which has transformed the leading avenues above Fiftyninth street in the course of the past three

Conditions and prospects in the section between Fourteent and Fifty-ninth streets appear to furnish a clue to the direction which the returning activity in real estate is likely to take. Except in residential property there was little movement during 1897, 1898 and 1899, when the city's building statistics reached the highest average ever attained. Mercantile property generally has been dorment for a period of from four years in some localities to ten in others, and it is logical to infer that during this time in a progressive community influences have been at work which must eventually result in expansion as to some business centres and an entire change of location as to others. Besides, the recent constructional activity has resulted in driving up lot values and producing a surplus of housing uptown, which will tend to direct the attention of speculators and investors downtown where land values have remained comparatively stationary. These views are borne out by the broker-

age business reported during the week, which does not differ materially from that of the month as a whole. Among the noteworthy improved parcels that figured in the week's news were two business buildings in Wall street and one at Broadway and Great Jones street, the Germania Theatre bought by John Wanamaker as part of a plan to extend his business over the block south of the old Stewart store, an apartment house at the corner of Fifth avenue and Forty-first street, a Broadway parcel near Thirty-third street, the Virignia Hotel in Broadway at the Grand Circle, and a business building in Sixth ave-Twenty-seventh street these hein supplemented by a number of vacant plots n Broadway and Fifth avenue, none of which was above Sixty-eighth street. The announcement that Rudolph H Haan has leased for John Jacob Astor a sixteen-story apart ment hotel to be erected for him on the southwest corner of Fifth avenue and Fifty-fifth street-a transaction spoken of in detail elsewhere-is illustrative of the size and importance of the improvements that are every available plot in this section. That current brokerage activity is being

directed into fallow fields is the best possible promise that the market is working itself out of the condition that has prevailed during the year, a condition alluded to in a suggestive manner by George R. Read in an interview published this summer. "In my experience of thirty-four years," said he, "I have seen two seasons as dull as the present one. The market worked out of those, and it will work out of this."

Frank L. Fisher Company have sold for Clarence True No. 307 West Ninety-second atreet. a five-story American basement dwelling, on lot 17x100 s. W. E. & F. B. Taylor have sold for Henry L. Sprague No. 57 West Fifty-third street, a four-story and basement dwelling, on lot

Porter & Co. have sold for Henry G. Peters

Porter & Co. have sold for Henry G Peters the three-story brick building at No. 2308 Second avenue, on lot 20 11x80, for \$10,000 Mrs. Harry I. Bodely has sold No. 11 East Thirty-second street, a four-story and basement brownstone dwelling, on lot 25x08.9. The Livingston estate has sold Nos 4 and 6 East Forty-ninth street, two four-story and basement dwellings, on plot 50x100 S. James L. Conway has sold to Francis J. Kuerzi No. 233 West 100th street, a three-story brick dwelling, on lot 25x100 11. Herbert A. Sherman has sold for Mrs. William Porter Allen a tract of land on the Boston post road, comprising twelve and one-half acres. The buyer will build. S. H. Stone, owner of Nos. 244 and 246 West Sixty-third street, writes that the property has not been sold.

Following are the real estate statistics for the year as compiled by the Record and Guide down to and including Dec. 27:

CONV	EYANCES.	
Number for Manhattan. Stated consideration Number for The Bronx. Stated consideration	1900. 9.947 896,848,539 4.634 811,027,679	1899. 10,698 8130,709,623 4,806 812,754,295
MOR	TGAGES.	
Number for Manhattan	1900. 10,699	1800. 12,606

\$371,774,028 5,690 \$31,791,940 Number for The Bronz 4,211 Amount 336,682,744 BUILDING PROJECTS.

New buildings for Man-hattan ... \$48,752,260 New buildings for The \$110,697,614

Real E tate Transfers.

EAST SIDE. (East of Pinh at, between Fourteenth and 110th sts.)

(East of Pinh at, between Fourteenth and 110
2d av, 1180, w a. 25.1280; John J Houlahan
to Frieda Hart, r s \$1
2d av, 1187, w s. 25.1280; John J Houlahan
to Frieda Hart, r s \$1
2d av, 1185, w s. 25.1280; Supha J Houlahan
to Frieda Hart, r s \$1
2d av, 1185, w s. 25.1280; Supha J Houlahan
to Frieda Hart, r s \$1
3d st. 236 E. 228100.5; John J Houlahan
to Frieda Hart, r s \$1
3d st. 236 E. 228100.5; John J Houlahan
to Frieda Hart, r s \$1
3d st. 234 E. 228100.5; John J Houlahan
to Frieda Hart, r s \$1
3d st. 234 E. 228100.5; John J Houlahan
to Frieda Hart, r s \$1
30th st. 154 E. 168208.9; Annie Prichard to
A W Herzog, r s \$1.50, mige 23,000.

West of Fifth as, between Fourteenth and 110th sta.) 29th st, n s. 259.10 w 7th av. 25.5x95.9; B W Robinson, referee, to El zabeth Rintelen, r s \$14.50 r s \$14.50

Amsierdem av. w s. 125.9 n 95th st. 146x

84.2x17x84.2; Union Dime Savings Institution to Peter A Welch, r s \$1.
106th st. 211 213 W. 66 Ax100 11; Frederick

Thone to Bernardibe Preuss, r s \$15.

HARLEM (Manhattan Island, north of 110th st.) 117th ct, c a, 228 e 2d av, 25x100,11; Dora Earman to Sidney Nordlinger, r a \$2.50, mire \$4.000

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, WANTS AND OFFERS.



WANTS. MM. HENRY FOLSOM, 14 West 29th St. - Wanta a small private house or stable between 26th and 59th sts. west of 3d av., east of Broadway, on a five or ten-year lease; tenant to remodel at his own expense; for architect's office; rent, about 1,000 a year.

FOLSOM BROS. 835 Broadway - Want 25 to 50-foot store and basement on Broadway, below Canal st.

POLSOM BROSS. S35 Broadway - Want 25 to 50-foot store and basement on Broadway, below Canal st. LOTS

WM. HENRY FOLSOM, 14 West 29th St. - Wanta 50 to 75 feet for improgement, cast of and near Hudson st. hetwern Grove and King sts.

CHAS. E. SCHUYLER & CO., 2787 Broadway - Want a pit of ground 503 100, Lexington to 5th avs., 34th to 50th st.

PRIVATE DWELLINGS.

S. H. STONE, 135 Broadway - Wanta small private house in part payment for Nos. 244, 246 West 534 at., 253 531 100 cach; two new five-story tenements, four families to each floor three rooms cach, every improvement, from stairs, tiled halls, &c., actual rental, \$2,040 cach asking price, \$20,000 cach, mortrage, \$14,000 cach at 4's per cent, held by a trust company.

WM. H. POLSOM, 14 West 20th St. - Wants on Murray Hill a small private dwelling, under \$30,000.

COUNTRY PROPERTY.

WOOD & MILLER, 210 West 125th St. - Wants from ten to fifteen acres in Westchester county for a cash customer.

11th av. n e cor 150th st. 25x100 N D Still-well to Thomas S Walker, r s \$10.50, mtge \$4,000 .

THE BRONS. Morse av, or old Boston road, s s 200 w Rose st, 25x100; Maria E Beck to John E Hoff-man. 3d av, 3551, w s, bet 168th and 169th sts, 20x 100; Anton Hoelterer to Elwood Banneld, 3d av. 3551, w.s. bet 168th and 168th as:
100; Anton Hoelterer to Elwood Banneld,
r \$ \$18.
Webster av. w.s. 236.6 \$ 170th st. 50x00. Frederic E Perham referee, to James B Fitzverald, r \$ \$13.50.
183d st. n \$, 100 e Grand av. 25x100; Emma
Kramer to Samuel Igstaedier, r \$ \$2, mige
\$4,000.
3d av. 3551, w. 168th and 169th sts. 20x100;
Solomon B Kraus and ano to Anton
Hoellerer, r \$ \$11, mige \$7,000.
Frederick st. w. s. 101 328, map S Cambreleng et al. 25x87.6, Arthur st. e. s. 101 346,
same property, 25x87.6, W J Hallahan
et al to Tommaso Glordano, r \$ \$1.
Frederick st. w. s. 10t 328, map S Cambreleng, 25x87.6, Arthur st. e. s. 10 346,
same map; Chester A Hallahan and ano,
by gdn, to Tommaso Glordano, r \$ \$1.
Lot 73, map Van Nest Park, Edward B Telehman to Jennie E Telchman, r \$ 50 ets.

PARTITION DEED.

Park av. s.e. or 63 d. st. 75.5x100; 3d av. s. w.

man to Jennie E Telehman, 18 50 618...

PARTITION DEED.

PARTATION SERVED.

PARTATION DEED.

Recorded Leases. Recorded Leases.

R Roosevelt et al, trustees, to Barbara Hildebrand, 20 yrs.

125th st. 117 b. and 110 E 126th st; Andrew Soher to Leo Sommer, 4 1 3 yrs.

3d av. 2970, se cor Grove st; Charles J Betzig and ano, exers, to George A Schwarting, 5 yrs.

6th av. 1011, s w cor 57th st, 20x100; R P Bailantine to Frederick Brinkama, 3 yrs.

Record d Mortrages. DOWNTOWN.

(South of Fourteenth st.) (Where no interest is stated, read 5 per cent.)
Waveley pl, n s. 27.8 w University pl; Marmaduke 'l'ilden to Arthur C Denneit, leasenold, 1 yr.
Broome st, s s. 20 c Ridge st, Emilie and Robert Berlinger to Isidore D Morrison, 1 yr. 6 per cent. \$10,000

EAST SIDE. (East of Fifth as, between Fourteenth and 110th ste.) 78th st. 336 E: Charles J Brodil to Frantiska Brodil and Frank Brousky, due June 1, 1901, 6 per cent. 2d av. 1496, Freidrich Michier to Title Guar-antee and Trust Co. 5 yrs. 4 per cent. 6.000 WEST SIDE.

(West of Fifth ac, between Fourteenth and 110th ste.) (West of Fifth ac, between Fourteenth and 110
Amsterdam av, w. s. 125.0 n. 08th at; Peter A.
Welea to Union Dime Savings institution,
5 yrs, 4 per cent.
7th av. e.s. 37.0 s. 22d st. Max Green to Mary
A.G. McLochlin, due July 1, 1902.
20th st. n. s. 250.10 w. 7th av; Elizabeth Rin
telento, the Irish Emigrant Society, 1 yr.
Broadway, e. s. 26.10 n. 105th st; Herbert
Dongan to Gibson Pitzel, demand, 6 per cent
35th st. n. s. 113 e. 8th av; Otto H. Kroeger
and wife to Emma L. Shaw, 3 yrs. 414 per
cent. 7,000 and wife to Emma I. Shaw, a plane cent.

Same property: same to Margaretha Marquardt, 3 yrs.

6th av. 1011, 8 woor 57th st. Frederick Frinkama to P. Ballantine & Sons, saloon lease, demand.

HARLEM.

(Manhattan Island, not h of 110th st.)

Ist av, s w cor 113th st; Samuel Cooper to
Jules A Collet, secures notes, 6 per cent...

13th st, n s, 251 e 3d av; August Jacob
to Lambert Suydam, due June 1, 1991. to Lambert Suydam, due June 1, 1204 st, 354 W: LouiseJ Jelliff to Caroline Wandell, due April 20, 1801

123d st, 8 200 w 2d av: Ca lolline Wiedhopf to Ri h rd Dudensing, Jr. demand, 6 per cent

125th st, 117-125 E, and 126th st, 110 E:
1400 Sommer to Bernhelmer & Schmidt, saloon lease, demand, 6 per cent

Assignments of Mortgages. Bradley, William and James, to Provident Savines Life Assurance Society Paure, John P. exer. &c. to John P Faure, 2... Hellner, Emanuel, and ano to Allen L Mordecal
Hyman, Gerson, and ano to Hayman Cohn.
Levl. Joseph C. trustee, &c. to Florence N
Harris
Helutz, John C. and ano to John Riegelman.
Smith, A Frisking, India and trustee Heintz, John C. and and to John Riegelman. 2,000
Smith. A Erskine, Indiv and trustee, de, to
1. Bayard Smith. trustee. order of court
Security Trust and Safe Deposit Co, excr.,
de, to Samuel J Wright. nom
Weeks. Prederic D, trustee, to A S Weeks. nom

Mechanics' Liens. 145th st. s s. 300 w Amsterdam av. 100x99.11:
D M Shollenberger & Son vs John F Scannell.
Riverside Drive, a e cor 94th st. 111x88.8x
108.9x135; John P Kane Co vs Bernard S
Levy.
West End av. s e cor 91st st. 26x100; West
End av. u e cor 90th st. 26x100; Mela Fireproof Partition Co vs the Realty Improvement Co et al.

Fereclosure Seit . 18th st. 419 E: Bennett J King vs Glagio Furiati et al; atty. W.C.Orr.
Central Park West, ws. 50.11 s 98th st, 50x100; Edwin
Shuttleworth vs Etta Blinn et al, foreclosure lien:
attys, Ennever & T.
Elton av. s. 3.350 w Milton st, 55x120,6x52x123.3;
Michael Hecht vs Theresa Kramer et al, foreclosure lien; atty, J. F. Frees.

Macdougai st. n w s. at s s Vandam st. runs w 87.1x s 107x e 35 le te Macdougal st x n e 115.4: Harry McVally et al vs William Il Schmohl et al. partition: aity. M J Earley.

NO. 111 BROADWAY.



STABLER & SMITH, 674 Columbus Ar.—Offer a fully rented 30-foot double flat, 104th at. near Central Park, subject to 4 % per cent. mortgage price low, terms easy. Also, plot of 4 lots, Central Park West, for sale at low price, with building loan. Also, a plot of 5 lots; unrestricted, near Riverside Drive, at low price easy terms.

POLSOM BROS., \$25 Broadway.—Offer business building near Washington Square, fully rented mortrage, \$3,500, at 5 per cent. price, \$108,000, might exchange for old buildings or lots. Also, four story French basement bouse on 30th st. near 4th av. 18 vx60x80, with modern improvements. Also, piot about 5.800 anuare feet, with old buildings, in downtown financial district, light on four sides, particularly desirable for corporation. Also, plot 45x103.3, with four-story building, between Union Square and Irving pl.; price, \$55,000.

price, \$55,000.

WM. HENRY POLSOM, 14 West 29th St.—Offers corner on Central Park West, near 72d st., 4 lots, ripe for improvement; for sale without builder's loan. Also, plot 40x100 on 55d st., near 8th av., with possession, ripe for improvement price, \$20,000. Also, 41x100, on 6th av., near 23d st., occupied by old buildings; price, \$150,000, possession May 1, 1901. Also, plot of over three lots near 3th av., south of 14th st., well located for modern flat house; for sale to close an estate.

Avrutine loans Abraham Goodman and

Satisfie | M chanic ' Liens.

108th st, n s. 200 e Broadway, 75x100.11; Vermont Marble Co vs Schneider & Herter, Nov 10, 1900. \$125.00 Same property: Henry Bieg vs same, Nov 14, 1900. 748.00 2d av. s w cor 63d st, 105.5x155; Joseph and John Ruff vs John J Houlahan et al, Dec 6, 1900. \$3,500.00 Same property: Isaae Moritz vssame, July 24.

July 21, 1900 5.285.00
Same property: Henry Raabe & Sons vs same.
July 21, 1900 4,950.00
Same property: Patrick Norton vs same.
April 23, 1900 428.30
Same property: New York Slate Works vs.
Same, Sept 6, 1900 1,007.68

UNIONS LEAGUE WITH SALOONS.

They Enter Into an Agreement for Their Mutual

The Committee of the Central Federated Union and of the New York State Liquor Dealers' Association, formed some time ago for the purpose of cooperating in trades union matters, have made preparations for a joint agreement to go into effect Jan. 1. Under this agreement the C. F. U. promises that none of the delegates or the members of its none of the delegates or the members of its affiliated unions will patronize the salcons of persons who do not belong to the association, and the association is pledged to employ only union help and sell only union products. Allowances will be made for salcon keepers who are supplied by non-union breweries which have fitted up the salcons. They are to do all they can to have the breweries become union establishments. A similar agreement between the liquor dealers and the unions in several other States also goes into effect on Jan. 1.

ALLEGED INSURANCE SWINDLE. James Parrell Accused of Personating George

James Farrell, 27 years old, of 848 Redford avenue, was arraigned before Magistrate Teale yesterday in the Myrtle avenue court in Brooklyn on a charge of having attempted to secure a \$2,000 policy in the New York Life Insurance Company by false representation. On Oct. 18 he applied for the policy, offering the name of George Pfeffer, and, as alleged, versonated the latter at the medical evamination subsequently made by Dr. Henry E. Bro ne. He was relea ed on \$2,500 bail perding examination on Jan. 10.

Anstralians in New York to Have a Dinner The Australian Society of New York will hold its first annual dinner at Sherry's on Jan. 5, and August R. Ohman, its President and founder, says that when he started out to form a social circle of his countrymen he had no idea of the large number of Australians in this city. The idea of the dinner is to promote general good feeling among the Queen's South Sea colonists in this city the Queen's South Sea colonists in this city and to promote commercial and business interests between them and America.

Invitations have been sent to Queen Victoria. Governor General Earl Hopetoun, at Sydney. Australia, and Lord Pauncefote, the British Ambassador at Washington. Sir Percy Sanderson, the British Consul-General at this port, will answer the toast to the British Empire." Henry W Peabody, of Boston, will speak on "Commercial Interests Between the United States an Australia," and President Ohman will discourse on the and President Ohman will discourse on the subject of "The Commonwealth of Australia."

MARINE INTELLIGENCE.

MINIATURE ALMANAC-THIS DAY. Sun rises 7:24 | Sun sets .4:42 | Moon sets . 1:82 HIGH WATER-THIS DAY. Sandy Hook. 2:10 | Gov. I'd. 2 42 | Hell Gate. 4:3!

Arrived-SATURDAY, Dec. 29 Arrived—SATURDAY, Dec. 29

Sa New York, Mills, Southampton, Dec. 22.

Sa Eruria, McKay, Liverpool, Dec. 22.

Sa Anapa, Williamson, Kobe, Oct. 4.

Sa Brookiyn City, King, Eristol, Dec. 5.

Sa Ferndene, Jones, Cardiff, Dec. 11.

Sa Claudius, Schwaner, Calcutta, Oct. 22.

Sa Borrum, Albrecht, Bremen, Dec. 10.

Sa Handel, Fartridge, Santos, Nov. 20.

Sa San Juan, Sampson, San Juan, Dec. 24.

Sa Lisbonense, Bennett, Manaos, Dec. 12.

Sa Vidar, Sorensen, Tuxpan, Dec. 17.

Sa Origen, Hegge, Galveston, Lec. 21.

Sa Comanche, Pennington, Jacksonville, Dec. 26.

Sa Peninole, Bearse, Boston, Dec. 26.

Sa Seminole, Bearse, Boston, Dec. 28.

Salip Coringa, Serta, Buenos Ayres, Sept. 30.

Brig Ohlo, Grafton, Para, Nov. 3.

Ss Spaarndam, from New York, at Rotterdam. Ss Umbria, from New York, at Queenstown. Ss Kaiser Withelm II., from New York, at Gibraltar. Ss La Champagne, from New York, at Havre.

SAILED FROM FOREIGN PORTS. Sa Noordland, from Aniwerp for New York.
Sa Servia, from Liverpool for New York.
Sa La Bretagne, from Havre for New York.
Sa Furnessia, from Moville for New York.
Sa Kalserin Maria Theresia, from Southampton for New York.

OUTGOING STRAMSHIPS. Soll To-day. Sail To-morrow. Princess Anne, Norfolk... Sall Tuesday, Jan. 1. INCOMING STEAMSHIPS

Due Te-day. Arkansas. Copenhagen.
John Sanderson. Sunderland.
Moonstone. Huelva.
inchmaree. Alglers. Christiansand . Port an Prince. Flaxman Minneapolis Statendam Kansas City Bristol City La Gascogne. Kansas City. Grenada.... Savannah. Port Spain. Masgow. New Orleans. New Orleans. Brunswick. St. Thomas Rio Crande. Caribber Due Tuesday, Jan. 1. Gibroltar . Port Limon.

Trier..... Cymrle.... St. Michaels. Liverpool.... Algiers.... Galveston... San Marcos. A Matter of Interest to Real Estate Dealers. All necessary Real Estate News is printed in com-plete detail each day in THE SUN. You need this in your business. No other paper gives such atten-tion to this detail.—Ads.

Due Wednesday, Jan. 2.

New Orleans Liverpool...

Gibraltar. Galveston

City Rent Corate.

Geo. R. Read,

REAL ESTATE.

Head Office: 60 Cedar St., near Nassan

Branch: 1 Madison Ave., 23d St

Agents.

Brokers.

Appraisors.

L. J. PHILLIPS & CO., WILL SELL A PUBLIC AUCTION. TUESDAY, JAN. 22D, 1901.

268 Rivington, Cor. Columbia St. 243 & 245 W. 297H ST.,

240 At the second of the second of

Meal Estate Wanted.

To Let for Business Purposes.

BEEKMAN ST., 19, near Nassau—A store and basement to let; large windows; changed to suit, RULAND & WHITING, 5 Beekman st.

furnished.

Above 14th St. East Side.

Above 14th St., West Side

BACHELOR AP'TS.

112 West 44th st

2 ROOMS AND HATH, LARGE PARLOR.

ASHFORTH & CO.,

1509 BIOADWAY.

and ST. 13 EAST—Very destrable large room well heated; suitable for two; reasonable to acceptable tenant.

43D ST., 13 EAST-Very desirable newly furnished room; well heated; suitable for two; reasonable to acceptable tenant.

West Side.

8TH ST., 20 WEST—Large double room, hot and cold water; heated and attractively furnished; suita-ble for two bachelors; references.

19TH ST, 45 W.-Large parlor bedroom, also smaller rooms; well heated; newly papered; very

a7TH ST., 48 WEST-Newly furnished square and hall rooms; private family; excellent attendance; gentlemen only; breakfast

Brooklyn.

FIRST PL., 42—Handsomely furnished rooms; en suite or singly; with or without board; private family.

CLERMONT AV., 408, near Greene av.—Two large rooms; newly furnished, decorated; heated; \$2.50-\$3.50; also hall room.

GREENE AV., 31—Desirable square and hall rooms: nicely furnished; sanitary plumbing; convenient location; gentlemen.

GREENE AV., 212 Pleasant front along room; every convenience; private family; near "L" station and trolley.

ST. FELIX ST., 61, near Fulton-Nicely furnished back parlor; hot and cold water; gentleman only;

Select Board.

East Side.

Cym Fild Judson MONEY TO BUY BUSINESS CORNERS at once; only bargain wanted. Also wishes to exchange 3-dory frame house, all improvements, lot 25x15°, for paying flat or lot. Address F. J. WOOD, 776 Tremont av., near 3d av. HOUSES FOR SALE AND RENT.

Dwelling Bouses to Let. Furnished and Un'n-nished, in most desirable sections of the city. Also Westchester County and out of town proper-ies. Telephone 2505—35th St. Furntshed. A.-HOUSES, unfurnished and furnished, in desirable locations; rents, \$1,200 to \$15,000, FOLSOM BROTHERS, \$55 Broadway.

J. Edgar Leaycraft & Co. REAL ESTATE.

AGENTS, BROKERS, APPRAISERS. 1507 Broadway, cor. 44th St.

Borough of Manhattan-Sale or Rent. From Battery to 14th St., Inclusive.

BUILDINGS, stores, lofts, offices; exceptionally fine list; this and other desirable locations.
FOLSOM BROTHERS, 856 Broadway. A BEEKMAN ST. BUILDING, lot 140 feet deep, or sale at large reduction; owner to live abroad, RULAND & WHITING, 5 Beekman st. Above 14th St .- 5th Av. to East River. FOR SALE OR RENT.

Four-story American Basement Private House. On Murray Hill., near Lexington Ava Price, 322,000: rent, \$1,800. Possession January 1, 1901. WM. HENRY FOLSOM, 14 West 29th St.

ATTRACTIVE RESIDENCES in Murray Hill section; prices ranging from \$15,000 to \$75,000, FOLSOM BROTHERS, 835 Broadway. Above 14th St., 5th Av. to North River.

ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE. 272 West 89th St., STABLER & SMITH,

674 Columbus Av., near 934 St. BARGAIN-Two full lots, 40th st., near 10th av., \$15,000; offer wanted. FOLSOM BROTHERS, 885 Broadway. Miscellaneous.

DESIRABLE HOUSES, 8th to 12th sta., inclusive, FOLSOM BROTHERS, 835 Broadway, DESIRABLE PLOT, 44x92, 20th st., near 3d av.; price, \$30,500; ofter wanted. FOLSOM BROTHERS, 838 Broadway. WANTED-Private house, below 59th st, in exchange for modern 17th st, flat, FOLSOM BROTHERS, 835 Broadway. Borough of Brooklyn-Sale or Rent.

Beautiful, Artistic Homes 30 MINUTES FROM PARK ROW.

and Story Houses Box stoops.

TO HOUSES TO SELECT FROM, 40 ALREADY SOLD. These houses are modern in every particular. The rooms are arranged with a view to comfort. Foyer or saloon parlors. Hardwood trim throughout; open plumbing, large closets, tiled bathroom, dumbwaiters, etc. Can be seen any day.

W. A. A. BROWN, Owner. Brooklyn office, cor. Flatbush Ave. & Midwood St.
New York office, 149 Broadway.
Open evenings until 9. Sundays and Holidays
all day.
SEND FOR ILLUSTRATED BOOKLET.

IN MOST EXCLUSIVE SECTION, on asphalt atreet, corner plot, 100x130; stately colonial mansion; new; twelve large rooms; two baths; titled conservatory and vestibule. Lorillard refrigerator, parquet floors; setam heat; electife light; richly decorated in silk tapestry, buckrams and dimaps; stable accommodations. Apply to owner, DEAN ALVORD, 257 Broadway, New York, or Prospect Park South, Brooklyn. NEW 7-ROOM HOUSES: all improvements: bath and furnace. \$2,200; easy terms. Large 16-room two-family house, \$2,500. Many other Queen Anne houses, \$2,500 and upward.

BEARDALL, 11 Willoughby at., Brooklyn.

Borough of Queens-Sale or Rent.

Elmhurst.

12 minutes from 34th St. Ferry. 5c.-fare; commutation 614, including ferry. 25 minutes by trolley to all ferries.

and trolley.

HART ST., 240A—Front parier and sunny room; second floor: dressing room attached; near Sumner, Myrtle and Dekalb av. cars.

SOUTH PORTLAND AV., 50—Handsomely furnished front square room; every convenience; private family; first-class location. All improvements on streets; gas and electric lights; 260 houses sold; have 5 ready for occupancy; hardwood finish; open sanitary plumbing; all improvements; from \$5,000 to \$1,500; terms, 10% cash, balance same asyent. Houses built to order from plans; 6 now under construction. ST, FELIX ST., 12, near DeKalb-Nicely furnished back parlor; square, two rooms; gentleman; house-keeping; \$2.25 and \$2.75. THE CORD MEYER CO.

Elmhurst, and 62 William St., City. TEL 41-NEWTOWN.

Real Estate-Out of the City. New Jersey-Sale or Rent.

The Picturesque Highlands

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